

KNOW ALL MEN BY THESE PRESENTS, THAT I, James A. McBrady of Falmouth, County of Cumberland and State of Maine,

in consideration of One Dollar and other valuable consideration

paid by Daniel R. Jacques **000163**

whose mailing address is R. #4, Box 2340  
Winslow, Maine 04901

TRANSFER  
TAX  
PAID

the receipt whereof I hereby acknowledge, GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Daniel R. Jacques, his heirs and assigns forever,

A certain lot or parcel of land in the Town of Waterville, County of Kennebec, and State of Maine, located on Pleasant Hill Drive bounded and described as follows:

Beginning at an iron pin marking the most Easterly point of Lot 51; thence heading S 71 degrees 27' 12" W 151.32' (One Hundred Fifty One and Thirty-Two One Hundredths Feet) along Pleasant Hill Drive right-of-way to an iron pin marking the most Southerly point of said Lot 51; thence heading N 26 degrees 59' 25" W 169.70 (One Hundred Sixty-Nine and Seventy-One Hundredths Feet) along Lot 50 to an iron pin marking the most Westerly point of said Lot 51; thence heading N 66 degrees 47' 00" E 150.00' (One Hundred Fifty and No One Hundredths Feet) along Lot 47 to an iron pin marking the most Northerly point of said Lot 51; thence heading S 26 degrees 59' 51" E 182.01' (One Hundred Eighty-Two and One One Hundredths Feet) along Lot 52 to the beginning pin.

The above description meaning and intending to describe said Lot 51 as per recorded Subdivision Plan entitled Ridge Road Development and recorded June 22, 1977 in the Kennebec Registry of Deeds File Number D-7661-15 as revised by Plan recorded in the Kennebec County Registry of Deeds File No. D-77074.

This conveyance is made subject to all restrictions and covenants of record including those required by the Maine Department of Environmental Protection, dated June 8, 1983, recorded in said Registry of Deeds in Book 2575, Page 93.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with the privileges and appurtenances thereof, to the said Daniel R. Jacques his heirs and assigns, to them and their use and behoof forever,

AND I do covenant with the said Grantee, his heirs and assigns that I am lawfully seized in fee of the premises, that it is free of all encumbrances except as aforesaid, and that I have good right to sell and convey the same to the said Grantee to hold as aforesaid and that I and my heirs shall and will Warrant and Defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS THEREOF, I, James A. McBrady the said Grantor, relinquishes and conveys all rights by demand and all other rights in the above described premises, have hereunto set my hand and seal the 14<sup>th</sup> day of the month of December, A.D. 1988

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF

WITNESS

STATE OF MAINE  
COUNTY OF CUMBERLAND

*James A. McBrady*  
JAMES A. MCBRADY  
*December 19, 1988*

Then personally appeared the above named JAMES A. MCBRADY and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney at Law  
(Typed name of person taking acknowledgment)

*Richard G. Cervizzi*

RECEIVED KENNEBEC SS.

1989 JAN -4 AM 9:00

ATTEST: *Norma Ruth Johnson*  
REGISTER OF DEEDS